

Mr. Clarence L. Hulse

Economic Development Council of Michigan City
Two Cadence Park Plaza
Michigan City, IN

Recognized as a visionary leader in the community and economic development profession, Clarence Hulse is known for his passion and talent in implementing and executing a community's vision. His diverse background includes achievements in performance management, affordable housing, strategic planning, redevelopment, business recruitment, project financing and building community partnerships. In his current role as the Executive Director of the Economic Development Corporation of Michigan City IN, he is spearheading the revitalization the downtown through retail and art related initiatives, (ArtSpace) and multi-million dollar QOL/TOD projects (New Hospital \$230 million, Double Track NWI \$300 million) that will enhance the community's workforce and business attraction/expansion programs.

In City of New Bern NC, he coordinated a project based economic development strategic plan, recruited retail investments, improved distressed neighborhoods by implementing an EPA funded Brownfield plan, partnered with New Bern Housing Authority Choice Neighborhood initiative and created models to finance community and economic development projects.

As the former Director of Economic Development in Jeffersonville IN, he was instrumental in creating 3,500 new jobs and \$300 million in capital investment. In creating the Jeffersonville Neighborhood Leadership Institute, he improved the city's neighborhoods and won recognition by the Indiana Planning Association winning the 2011 Outstanding Community Initiative Award. He also served as the Executive Director of the Jeffersonville Urban Enterprise Association implementing strategies to assist small businesses on Mainstreet, promote tourism and augment historic preservation in the downtown.

His private sector experience includes employment at Intrawest Placemaking, a premier resort developer where he managed \$150 million real estate portfolio, master planning and development of condo/hotels, town centers and golf courses; and also as an economic development consultant advising municipalities on implementing comprehensive community and economic development plans.

Previous employers include Martin County, Florida where he administered 7 Community Redevelopment Districts (TIF) rebuilding and revitalizing impoverished neighborhoods; the City of Cocoa, where he was the driving force for their economic revival and public infrastructure improvements while serving as the Deputy City Manager. Clarence also worked in Tampa Bay as Senior Business Development Manager coordinating major relocation/expansion projects that resulted in 16,000 new jobs and \$500 million in capital investment within a 5 year period.

In 1999, he was honored by his peers (International Economic Development Council) winning the national award "Outstanding New Developer of the Year." His current and past memberships include Urban Land

Institute, International Council of Shopping Centers, Rotary Clubs, State Economic Development and Redevelopment Associations, Leadership Florida, Leadership Southern Indiana, Workforce Development Boards, Chamber of Commerce, Planning and Zoning Boards and One Southern Indiana Economic Development Committee.

Clarence earned his BS at Harding University, AR in Public Administration, magna cum laude and an MS in Economic Development from the University of Southern Mississippi. He is also a graduate of the University of Oklahoma Economic Development Institute. In his spare time, the native of Belize keeps up with current events-global and national, travel, art and music festivals, Roman and Greek history, biographies, golf and fishing.